

CITY OF WYOMING, MICHIGAN
Minutes of the City Council Work Session
Monday, May 8, 2023

PRESENT: Councilmembers Arnoys (5:35 p.m.), Brann, DeKryger, Hill, Postler, Mayor Vanderwood and Mayor Pro Tem Postema

ABSENT: None

STAFF: Erickson, Galligan, Gerndt, Hofert, Koster, McCarter, Smith, Venema and Yenchar

1. Call to Order

Mayor Pro Tem Postema called the meeting to order at 5:30 p.m.

2. Student Recognition

None.

3. Public Comment on Agenda Items

None.

Arnoys arrived at 5:35 p.m.

4. Affordable Housing in Kent County and Wyoming

Hofert introduced Eureka People, the President of Housing Kent. People provided an overview of housing in Kent County. She described the three goals of Housing Kent as increasing affordable housing, dissolving homelessness, and eliminating racial disparities in the housing system. Housing Kent focuses on evoking change across the housing stability continuum, from no housing to housed by choice. People described how Housing Kent works across the continuum by engaging with other partners throughout the area. Housing Kent does not provide direct services but is designed exclusively for system alignment and coordination.

Ryan Kilpatrick, lead consultant for Housing Next, spoke to the Council on the importance of housing as an economic driver. Housing Next focuses on housing supply at all price points. Kilpatrick mentioned the recent updating of the Housing Needs Assessment, which illustrates that 63,000 families in Kent County are cost-overburdened. More than 34,000 total new housing units are needed county-wide by 2027 to accommodate household growth and older home replacement. Increased construction costs and skilled labor shortage are among the contributing factors to Kent County's housing deficit. Kilpatrick reviewed 2022 vacancy and availability rates. Kilpatrick summarized new legislative tools that have been updated to address the housing crisis, including the Attainable Housing and Rehabilitation Act, Neighborhood Enterprise Zones and Payment in Lieu of Taxes projects.

Rebeca Venema, Wyoming Housing Director, explained how the Housing Commission serves the Wyoming community. Venema described how the general public is served through two different programs: public housing and housing choice voucher program/Section 8. Venema outlined the eligibility requirements for each program and described the process utilized to select housing recipients. She also described project based vouchers, tenant based vouchers and utility allowance vouchers.

Hofert shared Wyoming demographics with Council. She emphasized that providing diverse housing stock across all price points and models helps our residents. Hofert shared data from the 2020 Wyoming Analysis of Impediments to Fair Housing Choice and Housing Needs Assessment. Since 2020 Wyoming has added approximately 3,000 new housing units. Hofert stated that goals of the City's Master Plan are to focus on accessory dwelling units, Payment in Lieu of Taxes, and diversification of single family zone districts to permit two family.

Hofert introduced Brian Farkas, Director of Workforce Housing at Allen Edwin Homes. Farkas described development from a private developer's perspective. He outlined how Allen Edwin Homes is utilizing the recently expanded PILOT allowances to build affordable homes.

5. Software Renewal Authorization

Gerndt noted that currently, many resolutions are approved for computer hardware and software license and maintenance agreements throughout the year. Sometimes these resolutions contain a clause authorizing the City Manager to acknowledge acceptance of future renewals. In an attempt to streamline the process, Gerndt has proposed that these individual agreements be brought forth collectively in one single resolution. The agreements would then come back annually with a request for renewal.

Council supports moving this item forward to the next regular meeting.

6. 60th Street Sewer Expansion

Erickson explained that 60th Street west of Clyde Park Avenue is a borderline street with Byron Township. Parcels north of 60th Street are in the City of Wyoming, while those south are in Byron Township. An existing watermain owned and operated by Byron Gaines Utility Authority exists in the south side of 60th Street. Penske Truck Leasing is currently building a new facility on the south side of 60th Street. Penske is connecting to the existing watermain in 60th Street and needs to construct a new sanitary sewer main in 60th Street to serve their facility.

Due to these infrastructure improvements, the City has an opportunity to provide water and sewer to its residents along the north side of 60th Street and avoid constructing independent water and sewer mains. The City does not currently have water or sewer in this area of 60th Street nor have plans to serve this area in the near future. These residents would be able to receive water and sewer service at a very low cost. The City's cost to participate in this project will be approximately \$75,000. Through special allocations, the City will be able to recoup about \$65,000. All affected residents have been notified about this project.

Council supports moving this item forward to the next regular meeting.

7. John Shay Employment Agreement

RESOLUTION NO. 27687

RESOLUTION TO APPROVE AN EMPLOYMENT AGREEMENT, AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN IT, AND WELCOME JOHN SHAY AS THE NEXT CITY MANAGER

Councilmember Arnoys moved, seconded by Councilmember Hill, that the above Resolution be adopted.

Motion carried: 7 Yeas 0 Nays

8. 2024 Budget Review

Staff presented a brief review of component unit budgets and the work of these units.

- **Pension and OPEB - Yenchar**
- **Grand Valley Regional Biosolids Authority - Erickson**
- **Downtown Development Authority - Hofert**
- **Brownfield Redevelopment Authority - Hofert**
- **Greater Wyoming Community Resource Alliance - Koster**
- **Tree Commission - Koster**

9. Other Budget Follow Ups

With the passage of the public safety millage, Yenchar reminded Council that the funding is dedicated to public safety but the Public Safety Department is housed within the General Fund. All those special revenue funds that collect those millage dollars then contribute those dollars toward the General Fund Public Safety Department budget. The total public safety budget is \$30 million. Even with the new millage the General Fund is still responsible for just over \$17 million. Yenchar then reviewed the updated General Fund budget summary and a revised 5x5.

10. Any Other Matters

McCarter noted the fire platform has been delayed until the next fiscal year.

11. Acknowledgement of Visitors/Public Comment (3-minute limit per person)

None.

The meeting adjourned at 8:12 p.m.

Rhonda L. Galligan, Deputy City Clerk